

I am here to briefly discuss health, safety and fairness issues regarding 8-30g.

On behalf of Fairfielders Protecting Land and Neighborhoods (FairPLAN), I speak in support of Proposed House Bill 6880.

FairPLAN urges that you add a clause to the proposed bill stating that “set-aside developments shall be prohibited in all flood zones as defined by FEMA. “Under current regulations, 8-30g can be used by developers to build in areas of serious hazard due to flooding. A recently constructed 8-30g apartment building in Fairfield sits in a “Special Flood Hazard Area,” one of the highest risk areas as defined by FEMA. This area was the site of Fairfield’s only known drowning by flooding. Since the 8-30g statute already allows denial of an appeal in cases of demonstrated health and safety risks, the legislative intent of the drafters of 8-30g should be further specified by adding a clause to prevent development in flood zones.

FairPLAN also asks that you add a clause to HB6880 that prohibits 8-30g development in regulated areas of Inland Wetlands and Watercourses and a clause prohibiting development in watersheds that serve active drinking water supplies. An 8-30g development in a drinking water watershed was allowed in Ridgefield, and such intrusions into drinking water watersheds are health and safety risks.

We believe the proposed clauses on flooding, wetlands, and watersheds are consistent with the legislative intentions of 8-30g.

FairPLAN is also concerned with the proposition of 8-30g that seniors are half persons and are worth only one half a Housing Unit Equivalent Point. 8-30g as written reduces the incentive to build senior housing and is one of the factors causing seniors to leave our state. We thank you for correcting this issue in your proposed bill.

Finally, I would like to thank our legislators, Senator Hwang, Representatives Devlin, Kupchick, and McCarthy-Vahey for their continuing and vigorous support for environmental and neighborhood issues in Fairfield.

Mary Hogue, Chair  
Fairfielders Protecting Land and Neighborhoods  
(FairPLAN)  
Fairfield, CT



**FairPLAN's mission is to support open spaces, natural resources and the character of our neighborhoods, by**

- **supporting positive government action through good laws, regulations and land use decisions**
- **promoting appropriate development to achieve both economic and environmental health**
- **being a resource for local groups by providing education, support and advocacy**
- **encouraging and sponsoring planning initiatives**